

**AMENDED**  
**Housing Advisory and Appeals Board**  
**Staff Reports**  
**August 13, 2014**

Exhibit A:

Request for building permit fee waiver

1. Non-Profit Fee Waiver Request at 331 South 1000 West Salt Lake City Utah 84116  
(HAZ2013-01230: Neighbor Works Salt Lake). City Council District Two.

Neighbor Works Salt Lake is requesting the waiver of building permits to construct an owner occupies single- family residence for an income eligible family. The fees waived will further the City's low-income housing goals.

Request for building permit fee waiver

2. Non-Profit Fee Waiver Request at 440 South 500 East Salt Lake City Utah 84116  
(HAZ2013-02482: First Step House). City Council District Four.

First Step House is requesting the waiver of building permits to renovate the property into a substance abuse treatment and transitional housing center. Rehabilitation will include an internal remodel and external addition to the front of the building.

Exhibit B:

Consent of Residential Housing Code Violations at: 2616 South Wellington Salt Lake City, Utah  
(Case No. HAZ2013-03710;( Derryl Reimer) City Council District Seven

A. **Appealed Deficiency:** Bedroom # 1 is located in the North West corner on the main floor. The hardware used has restricted the opening leaving this emergency egress window with a clear opening that measures 13"x 48 " and a total net opening of 4.3 sq. ft.

**Findings:** The emergency egress window located in bedroom #1 fails to meet the minium 20"x 24" required, as discribed in *Code section 18.50.200.B2*

This emergency egress window provides a total net opening of 4.3 sq. ft. (3.5 sq.ft. required)

B. **Appealed Deficiency:** Bedroom # 2 is located in the north east corner on the main floor. The hardware used has restricted the opening leaving this emergency egress window with a clear opening that measures 13"x 48 " and a total net opening of 4.3 sq. ft.

**Findings:** The emergency egress window located in bedroom #2 fails to meet the minium 20"x 24" required, as discribed in *Code section 18.50.200.B2*

This emergency egress window provides a total net opening of 4.3 sq. ft. (3.5 sq.ft. required)

C. **Appealed Deficiency:** Bedroom # 3 is located on the west side of the main floor. The hardware used has restricted the opening leaving this emergency egress window with a clear opening that measures 13"x 40 "

**Findings:** The emergency egress window located in bedroom #3 fails to meet the minium 20"x 24" required, as discribed in *Code section 18.50.200.B2*

The total net opening of 3.7 sq. ft. exceeds the 3.5 sq.ft. Required.

D. & E. **Appealed Deficiency:** Bedroom #4 is located in the basement northwest corner. Bedroom #5 is located in the basement northeast corner. The Deficiencies are identical for both bedrooms. The hardware used has restricted the openings leaving both emergency egress window with a clear opening that measures 13"x 36 " and a total net opening of 3.3 sq. ft.

**Findings:** The emergency egress window located in bedrooms 4 & 5 fail to meet the minium 20"x 24" required and the 3.5 sq. ft. openable area as discribed in *Code section 18.50.200.B2*

Exhibit C:

Consent of Residential Housing Code Violations at: 426 South Navajo Street Salt Lake City Utah  
(Case No. HAZ2014-00794;( Bruce Denicke) City Council District Two

A. Appealed Deficiency: The ceiling projection located at the bottom of the stairway is 5'9" when measuring from the bottom of the projection to the floor. This opening provides the only means of egress from the living room, kitchen and dining area.

Findings: *Code section 18.50.180* addresses ceiling heights and requires a safe path of egress from all habitable rooms. Projections are allowed in these areas however, no projection is allowed to be lower than 6' 0"

B. Appealed Deficiency: Bedroom # 1 is located in the southwest corner of the basement. The emergency egress window has a clear opening that measures 15 ½"x 24 ½" with the total net opening of 2.6 sq. ft.

Findings: The emergency egress window located in the bedroom #1 fails to meet the minimum 20"x 24" required and the 3.5 sq. ft. openable area as described in *Code section 18.50.200.B2*

C. Appealed Deficiency: Bedroom # 2 is located in the northwest corner of the basement. The emergency egress window has a clear opening that measures 12 ½"x 20" with the total net opening of 1.8 sq. ft.

Findings: The emergency egress windows located in bedroom #2 fails to meet the minimum 20"x 24" required and the 3.5 sq. ft. openable area as described in *Code section 18.50.200.B2*